

# **CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES**

**Date: Wednesday, May 20, 2009**

**Place: Dept. of Community Services Conference Room, 3rd Floor, Carmel City Hall**

**Time: 9:00 AM**

**9:00 a.m.**

**Docket No. 09040009 DP/ADLS: Glick Indoor Self Storage**

The applicant seeks approval to construct an indoor self storage facility and accessory building. The applicant also seeks the following waiver:

**Docket No. 09040010 ZW: ZO§ 23F.06.02 bldg must occupy 70% of lot frontage**

The site is located at 969 N Rangeline Rd. It is zoned B-3/Business within the US 31 Overlay and Carmel Dr Rangeline Rd Overlay. Filed by Jim Shinaver of Nelson & Frankenberger for Glick Acquisitions, LLC.

**Range Line Road Self-Storage:** The applicant seeks the following development standards variance approvals and use variance approval for a self-storage facility:

**Docket No. 09040018 V Section 23F.05.01.B-Increase in required build-to line**

**Docket No. 09040019 V Section 23F.10.08-Metal awnings in CDRR Overlay**

**Docket No. 09040020 V Section 23F.15.02/23.F.11.03-Parking in front of building**

**Docket No. 09040021 V Section 25.07.02-07(b)-Increase in number of permitted signs**

**Docket No. 09040022 V Section 25.07.02-07(b)-Two signs facing west right-of-way**

**Docket No. 09040023 UV Appendix A: Use Table -Self-storage in B3 & Overlays**

The site is located at 969 Range Line Road and is zoned B3/Business within the Carmel Drive/ Range Line Road and US 31 Overlays. Filed by Jon Dobosiewicz of Nelson & Frankenberger for Glick Acquisitions, LLC.

Jon Dobosiewicz from Nelson & Frankenberger presented. Also in attendance was Ed Fleming with Weihe Engineers, Bruce Sklare with Glick Companies and Kate Lancaster the property owner. They are in receipt of several response letters and appreciate the feedback. Petitioners would like to ask for additional and more critical comments at this meeting that can be discussed in further detail with all parties present.

**Shirley Hunter-Duke Energy**

- Not reviewed plans yet and gave contact information
- Extend 3Phase from existing Dairy Queen site as possible Loop Feed
- Requested Auto CAD file
- Location of burial of lines and TBD may need an easement if crossing more than one property

**Chris Ellison-Carmel Fire Department**

- Met with Jim Shields prior to discuss main gate on southside
- Accessibility will be through liftgate
- Knox switch will be needed on gate and building so CFD can have access (These are standard requirements for all gated communities within the City)
- Fire Department Connection with storage lock cap will also need to be installed
- Building will need to be equipped with sprinkler system
- Plot with aerial view being requested to determine if aerial truck can maneuver at rear of building

**Greg Hoyes - Hamilton County Surveyor's Office**

- Outside of jurisdiction area, No comments

**Nick Redden- Engineering**

- Sent comment letter, No further comments at this time

**Ryan Hartman-CTRWD**

-Project falls outside of service area, No comments

**Scott Brewer-Urban Forestry**

-Still reviewing file, working on response letter

- Minor comments, plant schedule and size of shade trees

-North side buffer

- B3 Zoning requires 30 Ft. wide landscape buffer however since property is within Zoning Overlay, that supersedes B3 Ordinance therefore only requires landscaping area adjacent to parking areas

-Tree preservation on fence row on east side of property, will need Landscape Plans

- Possibility to work of adjacent property owner of Apartment Community for east side of property to install fence and landscaping, but will file and ADLS as a separate submittal along with including parking lot edges for the east and west side.

**David Littlejohn-DOCS**

-Issued letter to Jim Shinaver, No further comments at this time

-10 Ft. asphalt path that is required per the Alternative Transportation Plan

- Walk way in front of Dairy Queen was not done due to being in the right of way

-Petitioner asked for direction on where to go if they would like to offer the Value of the walkway to be given back to the City rather than putting in the Walkway and take the chance that it be torn up for future development.

Petitioner was referred to Dept. of Engineering to obtain more information

**Angie Conn-DOCS**

-Issued comments and waiting on reply

**Alexia Donahue-Wold-DOCS**

-No comments

**END**

**9:15 a.m.**

**Docket No. 09020016 DP Amend/ADLS: Primrose School (Carmel Science & Tech Park, Blk 7, Lot 3)**

The applicant seeks site plan and design approval for a child care facility. The site is located at the southeast corner of Carmel Dr. & Adams St. It is zoned M-3/Manufacturing. Filed by Brandon Burke of The Schneider Corp. for Primrose School Franchising Co.

Mark Thorpe with Schneider Corporation presented. The petitioner is seeking approval for a child care/learning facility located at corner of Carmel Drive and Adams Street. Entry will be from private front road into facility.

**Shirley Hunter-Duke Energy**

-Passed out contact information

-Requested auto CAD file

-Powerline main circuit is on Adams Street

-Need to transformer will be determined once file is reviewed

**Greg Hoyes - Hamilton County Surveyor's Office**

-Sent Brandon Burke comment letter

-Need Outlet permit and any revisions to plan

**Nick Redden- Engineering**

-Sent comment letter, No further comments at this time

**Ryan Hartman-CTRWD**

- Minor comments sent on April 21
- Need approval from pre-treatment coordinated regarding grease trap
- Also requesting few water records to calculate usage

**Scott Brewer-Urban Forestry**

- Comments sent to Brandon Burke with comments on April 28, no further comments at this time

**Chris Ellison-Carmel Fire Department**

- Sent comments to Brandon Burke, will resend to Mark Thorpe
- Sent detailed information email regarding development to Jennifer in Atlanta
- Access from Service Street and specific location to be determined
- Remote Fire Department connection location need to be determined
- Reviewing location of existing fire hydrants in area
- Accessibility to building will be reviewed at a later time

**David Littlejohn-DOCS**

- Sent comment letter
- Connect internal sidewalks to external paths
- Specs for bicycle parking does not meet ordinance requirements
- Petitioner asked for recommendation on how to connect to Midwest ISO property

**Angie Conn-DOCS**

- Sent comment letter, waiting on reply

**Alexia Donahue-Wold-DOCS**

- No comments

**END**

**9:30 a.m.**

**WITHDRAWN Docket No. 09030003 UV Appendix A: Use Table Private Higher Education Institution in M3 District –Conseco Higher Education Land Use**

The site is located at 1289 City Center Drive and is zoned M3/Manufacturing. Filed by Jeff Groth of Conseco.

**END**